

TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE



**FISCAL NOTE**

**SB 234 - HB 528**

February 14, 2023

**SUMMARY OF BILL:** Limits, to one time in a calendar year, the number of times that a real estate developer, business entity, or individual working on behalf of the developer or business entity is permitted to contact a property owner to make an unsolicited offer to buy the property owner's property.

Requires a developer, business entity, or individual working on behalf of the developer or business entity to provide the property owner with specified contact information prior to making an unsolicited offer.

Authorizes a property owner who believes a developer or business entity has violated the limitation to submit a complaint to the Consumer Affairs Division in the Office of the Attorney General (AG). Requires the AG to begin investigating a complaint within 15 business days from the date the complaint is submitted, and provide written notice of the investigation to the property owner. Authorizes a court to assess a fine up to \$1,500 per violation as well as other reasonable costs and expense

**FISCAL IMPACT:**

**NOT SIGNIFICANT**

Assumptions:

- Any increase in the number of complaints handled by the AG is estimated to be not significant and can be handled by existing staff during normal work hours.
- Any additional AG duties resulting from the proposed legislation will be absorbed using existing resources.
- Any additional workload on the courts, as a result of this legislation, can be accommodated within existing resources and personnel.
- Based on the Fiscal Review Committee's 2008 study and the Administrative Office of the Courts' 2012 study on collection of court costs, fees, and fines, collection in criminal cases is insignificant. The proposed legislation will not significantly change state or local revenue.

**IMPACT TO COMMERCE:**

**NOT SIGNIFICANT**

Assumption:

- Any impact to commerce or jobs in Tennessee is estimated to be not significant.

**CERTIFICATION:**

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Krista Lee Carsner". The signature is written in a cursive, flowing style.

Krista Lee Carsner, Executive Director

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